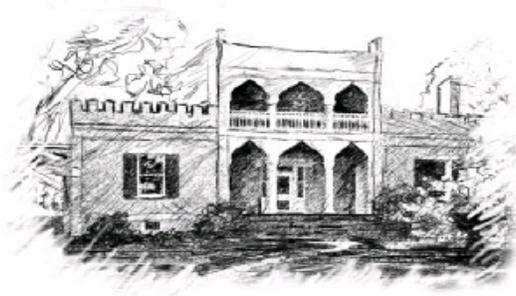


## **GUIDELINES FOR A HISTORIC DISTRICT**

# **“Athenaeum Historic District”**



**Including the SQUARE BLOCKS from:**  
(See Appendix A)

- HIGH STREET from MAIN STREET to WEST SEVENTH STREET
- SOUTH FRIERSON STREET from WEST SEVENTH STREET TO WEST EIGHTH STREET
- WALKER STREET from WEST SEVENTH STREET to WEST EIGHTH STREET
- SCHOOL STREET from WEST SEVENTH STREET to WEST NINTH STREET
- ATHENAEUM STREET from WEST SEVENTH STREET to WEST EIGHTH STREET
- WEST NINTH STREET from HIGH STREET to BECKETT STREET
- WEST EIGHTH STREET from NORTH GARDEN STREET to BECKETT STREET

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**ARTICLE 1        **PURPOSE****

Design guidelines, criteria and standards, which the Columbia Historic Zoning Commission must consider in determining the appropriateness of proposed work within these guidelines.

**Section 1.1        **Appropriateness of Work****

Appropriateness of work must be determined in order to accomplish the goals of historic zoning, as outlined in Article X (Historic District Regulations) of the Columbia Comprehensive Zoning Ordinances:

- (a) To preserve and protect the historical and/or architectural value of buildings or other structures within the district;
- (b) To regulate exterior design, arrangement, texture, and materials proposed to be used within the historic district to ensure compatibility within the district.
- (c) To create an aesthetic appearance that complements the historic buildings or other structures.
- (d) To stabilize and improve property values.
- (e) To foster civic beauty;
- (f) To strengthen the local economy; and
- (g) To promote the use of the Athenaeum Historic District for the education, pleasure, and welfare of the present and future citizens of the City of Columbia.

All issues that relate to these guidelines will be reported to, or the decision of, the Board of Directors of the Athenaeum Historic District and the Columbia Historic Zoning Commission, as appropriate.

## **ARTICLE 2            ALTERATIONS TO EXISTING BUILDING AND PROPERTY**

### **Section 2.1            Definition**

A change in building material; the addition or elimination of any architectural feature of a structure; a repair that reconstructs any part of an existing building; an addition that extends or increases floor area or height of any building; or construction of an appurtenance.

### **Section 2.2            General Principles**

These guidelines shall apply only to the exteriors of buildings and lots visible from the above listed streets and within the area designated as the Athenaeum Historic District.

Every reasonable effort shall be made to provide a compatible use for a property, requiring minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose. The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historical material or distinctive architectural features is not allowed unless there is just cause.

All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.

Changes, which may have taken place in the course of time, are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.

Deteriorated architectural features shall be repaired rather than replaced whenever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other building or structures.

Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural, or cultural material; and when such design is compatible with the size, scale, color, material, and character of the property, neighborhood, or environment.

## **ARTICLE 3            **GUIDELINES FOR ALTERATION****

### **Section 3.1            **Additions****

Additions are areas that increase the living or working space of a structure. This does not include the addition of architectural elements.

Generally, an addition should be situated at the rear of a building in such a way that it will not disturb either front or side public facades.

Additions should follow the guidelines for new construction.

### **Section 3.2            **Roofs/Gutters/Soffits****

Original roof pitch and configuration should be maintained.

The original size and shape of dormers should be maintained. Dormers generally should not be introduced where none existed originally.

Roofing materials must be appropriate and consistent with the architecture of the home.

Gutters and soffits must be well maintained.

### **Section 3.3            **Porches****

Original details and shape -- outline, roof height, and roof pitch -- should be retained. Original porch materials and architectural details should be maintained. If different materials are substituted, they should be a close visual approximation of the original.

### **Section 3.4            **Windows****

The original size and shape of windows should be maintained. The characteristic window shape in the area is vertically rectangular -- higher than it is wide. Horizontal windows and picture windows are generally not appropriate.

New window openings should not be introduced unless they match the existing window configuration and their placement harmonizes with the existing rhythm of openings.

Original windows should not be filled in. Exterior windows should not be replaced with vinyl unless otherwise approved by the Board of Directors of the Athenaeum Historic District.

### **Section 3.5      Doors**

The original size and shape of door openings should be maintained. Replacement doors should be compatible with original doors in terms of style. Generally, new door openings should not be introduced on facades visible from the street. Original door openings should not be filled in.

### **Section 3.6      Architectural Details**

Original details should not be removed,

Architectural details of any period or style not original to the building should not be introduced.

Changes that have taken place in the course of time, which are evidence of the history and development of a building and its environment may have acquired significance in their own right; their significance should be recognized and respected.

### **Section 3.7      Color**

The Columbia Historic Zoning Commission does not review and regulate paint colors. However, the Columbia Historic Zoning Commission has information on and will advise on appropriate historic paint colors.

### **Section 3.8      Appurtenances**

Appurtenances related to a building (fences, walls, street lamps, steps, paving, sidewalks, and signs) should be visually compatible with the environment to which they are related.

### **Section 3.9      Fences**

Low retaining walls in front yards should be kept where they exist. Introduction of retaining wall where none existed should be avoided if possible.

New or reclaimed iron fencing may be appropriate for properties. Wood picket fences are appropriate in front yard or rear yard.

Board fences, usually four feet or taller, are appropriate around the rear and side yards only. Allowances can be made if taller fencing is appropriate for the integrity of the front of the house/business.

Chain link, woven, plastic or vinyl fences are not appropriate for the front or side yards visible from the street on which the house/business faces. This includes property that is a corner lot. They may be used in the rear yards. If the fence is visible from the street it should be camouflaged with hedges or vines.

Fences should be permanently affixed with appropriate building materials that are in keeping with the size and style of the fencing being installed.

**Section 3.10 Mailboxes**

Mailboxes must be well maintained and appropriate to the architecture of the home. If a universal mailbox is, at any point, accepted by the district, it must be placed within the guidelines established at that time.

**Section 3.11 Siding**

Vinyl/Aluminum siding must be replaced with appropriate materials.

**Section 3.12 Parking**

Additional parking must be approved by the Athenaeum Historic District Board of Directors. There will be no conversion of front or side lawns to parking. Driveways must be to the side or back of the house. Commercial vehicles over one (1) ton cannot be parked in yards or in the street overnight.

**Section 3.13 Maintenance**

Construction and other debris must be limited and disposed of in a timely manner. Building material cannot be visible from the road. Trash cans should be taken to the curb as directed by trash pickup and returned in a timely manner. Landscaping and yards must be well maintained (lawn mowed, shrubbery well-kept, litter picked up, fallen limbs disposed of, etc.).

**Section 3.14 Shutters**

Shutters, if added, replaced or repaired, must be functional, appropriate to the size of the window, constructed of wood and match the architecture of the home/business.

**Section 3.15 Swimming Pools**

Semi-permanent or permanent pools must be approved by the Athenaeum Historical District Board of Directors.

**Section 3.16      Underpinning and Foundation**

Underpinning and foundation must be consistent with the architecture of the home and must be brick or stone or concrete covered with brick or stone.

**Section 3.17      Light Fixtures**

Light fixtures must be in keeping with the architecture of the home.

## **ARTICLE 4            **GUIDELINES FOR SIGNS****

### **Section 4.1            **Purpose****

The appearance, size, position, method of attachment, texture of materials, color, and design of signs shall be in keeping with the collective characteristics of the structures surrounding the property on which the sign is located.

### **Section 4.2            **Design Standards and Restrictions****

Business signs shall be limited to only one sign per road front per premise and if placed in the yard shall not be over five feet in height.

The maximum area of any sign located in an historic residential district shall be two feet square: the maximum area of any sign in an historical commercial district shall be ten feet square.

Building and signs may be illuminated by remote light sources, provided that these light sources are shielded to protect adjacent properties.

Signs attached to a structure shall not cover any architectural detail.

### **Section 4.3            **Approvals****

Signs must be approved by the Athenaeum Historic District Board of Directors and the Columbia Historic Zoning Commission.

### **Section 4.4            **Prohibited Signs****

Off site signs shall not be permitted, with the exception of temporary banners for special events. These banners are only to be posted the day of the event and must be removed immediately after the event occurs.

No sign that flashes, blinks, revolves, or is put in motion by atmosphere shall be permitted. No visible bulbs, neon tubing, luminous paints will be permitted as part of any sign.

**ARTICLE 5            **GUIDELINES FOR MODULAR HOUSING/TRAILERS****

Modular homes and/or trailers may not be moved into or constructed in the Athenaeum Historic District.

**ARTICLE 6            **GUIDELINES FOR OFFICES****

All businesses must be appropriate to the historic district (professional services, appropriate retail). Businesses should be in keeping the harmony of the history of the district and both foot and auto traffic. Large trucks and high volumes of auto traffic would be a hazard for both pedestrians and cause an increase in noise pollution. Proposed businesses and construction/renovations must be approved by the Athenaeum Historic District Board of Directors, Columbia Historic Zoning Commission, and the Columbia Zoning Administrator.

## **ARTICLE 7            **GUIDELINES FOR NEW CONSTRUCTION****

### **Section 7.1            **Definition****

The construction of any freestanding structure on any lot.

### **Section 7.2            **General Principles****

Appropriateness of work must be determined in order to accomplish the goals of historic zoning, as outlined in Article X (Historic District Regulations) of the Columbia Comprehensive Zoning Ordinances: (a)to preserve and protect the historical and/or architectural value of buildings or other facades.

New buildings should not imitate past architectural styles; they should reflect the era of their own construction, since it is usually impractical to accurately imitate architecture of the past and since it creates pseudo-old buildings. Exceptions to this may be granted by petitioning the homeowners in the district for special permission.

Since construction in a historic district has usually taken place continuously from the late nineteenth and early twentieth centuries, a variety of building types and styles result which demonstrate the changes in building tastes and technology over the years. New buildings should continue this tradition while complementing and being compatible with other buildings in the area.

Because new buildings usually relate to an established pattern and rhythm of existing buildings, both on the same and opposite sides of a street, the dominance of that pattern and rhythm must be respected and not disrupted.

New construction should be consistent with existing buildings along the street in terms of height, scale, setback, and rhythm, roof shape, orientation, and proportion and rhythm of openings.

Proposed construction must be approved by the Athenaeum Historic District Board of Directors, the Columbia Historic Zoning Commission, and Columbia Zoning Administrator.

### **Section 7.2.1     Height**

New buildings must be constructed to a height, which is compatible with the height of adjacent buildings.

### **Section 7.2.2     Scale**

The size of a new building, its mass in relation to open spaces, and its windows, doors, openings, and porches should be visually compatible with the surrounding buildings.

### **Section 7.2.3     Setback and Rhythm of Spacing**

The setback from front and side yard property lines established by adjacent buildings must be maintained. If a definite architectural rhythm along a street is established by uniform lot and building width, new buildings should maintain the rhythm.

### **Section 7.2.4     Roof Shape**

The roofs of new buildings shall be visually compatible, by not contrasting greatly with the roof shape and orientation of surrounding buildings.

### **Section 7.2.5     Orientation**

The site orientation of new buildings shall be consistent with that of adjacent buildings and shall be visually compatible. Directional expression shall be compatible with surrounding buildings, whether that expression is vertical, horizontal, or non-directional.

### **Section 7.2.6     Proportion and Rhythm of Openings**

The relationship of width to height of windows, doors and the rhythm of solids to voids in new buildings shall be visually compatible with the surrounding buildings.

### **Section 7.2.7     Additions to Existing Buildings**

New additions to existing buildings should be kept to a minimum and should be compatible in scale, materials, and texture; additions should not be visually jarring or contrasting.

### **Section 7.2.8     Outbuildings**

Garages, storage buildings and outbuildings visible from street should reflect the character of the existing house/business and surrounding buildings and should be compatible in terms of height, scale, roof shape, materials, texture, and details.

## **ARTICLE 8            **GUIDELINES FOR DEMOLITION****

### **Section 8.1            **Definition****

The tearing down of a building.

### **Section 8.2            **General Principle****

Since the purpose of historic zoning is to protect historic properties, the demolition of a building, which contributes historically or architecturally to the character and significance of the district is inappropriate and should be avoided.

#### **Section 8.2.1        **Demolition is inappropriate:****

- If the building's architectural, historical interest and value is such that its removal would be detrimental to the public interest;
- If the building is of such old or unusual or uncommon design and materials that it could not be reproduced or be reproduced without great difficulty and expense; or
- If the building's proposed replacement would make a less positive visual contribution to the district, would disrupt the character of the district, or would be visually incompatible.

#### **Section 8.2.2        **Demolition is appropriate:****

- If the building has lost its architectural and historical integrity and importance and its removal will not result in a more negative, less appropriate visual effect on the district;
- if the building does not contribute to the historical or architectural character and importance of the district and its removal will result in a more positive, appropriate visual effect on the district; or
- If the denial of demolition will result in an economic hardship on the applicant as determined by the CHZC in accordance with section 10.303 of the historic zoning ordinance.

### **Section 8.3            **Approvals****

Demolition must be approved by the Athenaeum Historic District Board of Directors, the Columbia Historic Zoning Commission, and Columbia Zoning Administrator.

## **ARTICLE 9            **GUIDELINES FOR RELOCATION****

### **Section 9.1            **Definition****

The moving of a building in a district from one site to another.

### **Section 9.2            **General Principles****

The moving of an existing building which retains architectural and historical integrity and which contributes to the architectural and historical character of the district should be avoided.

Relocation of buildings must be approved by the Athenaeum Historic District Board of Directors, the Columbia Historic Zoning Commission, and Columbia Zoning Administrator.

#### **Section 9.2.1        **Moving a building out of the district****

A building may be moved out of the district if it does not contribute to the historical and architectural integrity of the district or if the building has lost architectural integrity due to deterioration and neglect and if the proposed replacement will result in a more positive, appropriate visual effect on the district.

#### **Section 9.2.2        **Moving a building into the district****

Relocated buildings must be carefully rebuilt to retain and maintain original architectural details and materials.

A building may be moved into the district if it maintains a sense of architectural unity in terms of style, height, scale, massing, materials, texture, and setback with existing buildings along the street.

A building may be moved from one site to another in the district if:

- The integrity of location and setting of the building in its original location has been lost or it's seriously threatened
- The new location will be similar in setting and sitting
- The building will be compatible with the building adjacent to the new location in style, height, scale, materials and setback; and
- The relocation of the building will not result in a negative visual effect on the site and surrounding buildings from which it will be removed

**ARTICLE 10      TOWN MEETING**

**Section 10.1      Definition**

A forum for the residents of the area to engage in public discussion.

**Section 10.2      General Principles:**

The neighborhood's chosen representative to impart information on proposals, problems or events may call these meetings at any time. Meetings may also be called at any time by any resident concerning matters that would be of interest or would affect residents of the district. Such meetings would be used for the friendly exchange of ideas and/or suggestions that would benefit the constituents of the area.